

V

Canadian North-West.

FREE
HOMESTEADS
OR
WHEAT & GRAZING LAND
IN
THE
TEMPERANCE
COLONY.

Land for Sale, with or without Conditions
of Cultivation. Rare inducements offered
to Emigrants from Great Britain. Free-
hold Farms may be acquired on Easy
Terms.

cover-table, 1500

Introduction.

HIIS Pamphlet is no mere compilation, but embodies in a compact and convenient form, the facts and experience which the writer acquired during a visit to the Canadian North-West in the Autumn of 1883. Having carefully inspected the Temperance Colonization Society's fine estate, he writes of it from the standpoint of personal observation; and, before going to press, has taken great pains to verify from other sources every estimate, statement, or opinion, which the following pages contain. His object in writing this little book is to relieve himself and his colleague, Mr. John F. Calder, of Dundee, from the impossible task of replying in full, by letter, to every enquiry they receive respecting the Temperance Colony; and he sends it forth upon its mission, freighted with an earnest wish for the success of a project which aims at proving that the highest attainable degree of happiness and prosperity are compatible with, and promoted by freedom from "the manufacture, importation, and sale of strong drink."

JOHN HOW TELFER.

BARNSTAPLE,

NORTH DEVON.

January 1, 1884.

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THE TEMPERANCE COLONY.

The territory which it is intended to colonize under the above name, comprises 2,000,000 acres of splendid land, and is situated on both sides of the South Saskatchewan River, at a point about 100 miles above its confluence with the north branch of the same river. From Moose Jaw, the nearest station on the Canadian Pacific Railway, the distance due north to the southern boundary of the Colony, is about 90 miles. By "trail," to the Elbow of the South Saskatchewan, and thence due north to Saskatoon, the distance is 150 miles; but a new trail has lately been discovered, which will effect a saving of 15 or 20 miles. Ere long a line of railway will span the prairie between Moose Jaw and Saskatoon, and render the question of mileage one of quite secondary importance. One word as to the object the promoters of the Temperance Colonization Society have in view. The grand central idea is to found a community which, from the outset of its existence, will be free from the liquor traffic and all its attendant evils, which will tolerate no dram shops, and be troubled with no drunkards, and which, like Vineland, in the United States, will pay for paupers and policemen about one-ninetieth of the charge incurred by less favoured communities. The legal powers required to attain the objects of the Society are fully provided in the Charter of Incorporation granted by the Dominion Government in March, 1883; and the measure of support already accorded to the scheme warrants the expectation that it will prove a brilliant success.

THE SOIL.

Within the limits of the Colony, there are two distinct varieties of soil. One is a rich black loam, resembling in colour and capabilities the famous soil of Southern Manitoba; and the other is a somewhat lighter loam, containing a small admixture of sand. There appears to be no appreciable difference between the fertility of these two kinds of soil. Both are alluvial in their characteristics; both are marvellously productive; and both rest upon a subsoil of very tenacious clay. The advantage of this formation is that it retains the heat of the day during the night, and is favourable to the early maturity of crops. Every kind of crop will here attain the highest perfection of quality and yield. The writer saw a head of oats, 17 inches long, which had been grown on newly broken land, and he was assured by some of the first settlers—men who have been farming all their lives in Lower Canada—that the crops raised this season on the prairie sod were quite equal to an Ontario average. Under proper cultivation, far better results will be realized. The land is admirably adapted for stock raising, and dairy farming, as well as growing grain. Some idea of the richness of the natural grasses of the prairie may be formed from the fact that, during the past season, more than 200 tons of hay were gathered within a short distance of Saskatoon, and stored up for use during the winter. A growth so luxuriant demonstrates beyond all possible question the suitability of the land for pasturing cattle, and no doubt this important industry will be largely carried on.

THE CLIMATE.

Nature has been lavish in her gifts to the Temperance Colony. Not only is the soil of unexampled fertility, but the climate is delightful and healthy. Such is the testimony of every settler; and this testimony, of which representative specimens are given elsewhere, is confirmed by enthusiastic opinions from every traveller, explorer, missionary, or newspaper correspondent who has ever visited the far-famed Saskatchewan Valley. In former years vast herds of buffalo came here to winter from very far south of the United States boundary line, proving thereby the adaptation of these high rolling prairies to the purpose of raising stock. The land is dry, with sufficient, but not excessive rainfall, capable of early cultivation in the spring, and free from summer frosts. The configuration of the country renders artificial drainage unnecessary, and prevents the accumulation of stagnant pools; mists and fogs are seldom seen. The days of summer are full of sunshine, under the genial influence of which crops rapidly ripen. Autumn is characterized by an almost unbroken succession of fine weather, during which the crops are safely garnered. In winter it is cold, but extremely exhilarating and pleasant, owing to the wonderful dryness and bracing qualities of the air. It must also be remembered that the snow and frost play a very important and beneficial part in preparing the land for reception of the seed in the following spring. The Canadian winter is a source of profit as well as enjoyment to the people, besides being far healthier than the humid uncertainty of our insular climate.

WATER AND FUEL.

These two prime necessities of life are plentiful throughout the Colony. The land is everywhere agreeably diversified and adorned by lovely little lakes and clumps of trees, which give a park-like beauty to the scene. With regard to water, the sources of supply are chiefly three: (1). The river Saskatchewan, the quality of which for drinking cannot be surpassed. (2). Small lakes or "prairie sloughs," which abound in all directions, and afford an unfailing supply for horses and cattle. (3). Wells, in which, at a depth of 7 to 15 feet, an abundance of good water may be secured for household purposes. As to fuel, there is an ample stock of wood for present requirements, and unlimited stores of coal for future use. There will never be any difficulty about fuel. At Medicine Hat, the point on the South Saskatchewan where it is crossed by the Canadian Pacific Railway, mines have already been established with an output of 500 tons a day. The cost of transport from these mines to Saskatoon will be small; and if, as seems almost certain, the whole valley is underlaid with coal, the future supply of this article at moderate prices is assured.

HOW TO REACH THE COLONY.

By all means let the settler book through to Moose Jaw before leaving England. The best route is by steamer to Quebec, and thence by rail, via Montreal, Algoma Mills, Port Arthur, and Winnipeg. Part of the route—namely, that between Algoma Mills and Port Arthur, lies across Lake

Superior, and every accommodation will be afforded by the magnificent steamers of the Canadian Pacific Railway, which run in close connection with their own trains. On arrival at Moose Jaw, consult Mr. B. W. Clarke, the able and genial agent of the society, who will give all requisite assistance and instructions how to proceed. Pending construction of the railway, settlers may reach their destination either by road or river. If the former is decided on, waggons and teams may be purchased or hired upon the spot; and in fine weather travelling by this primitive mode of conveyance across the prairie will prove a novel and not unpleasant experience. If it be decided to go by river, the point of departure will be Rush Lake Station, 90 miles west from Moose Jaw. The river is here only 15 miles distant from the railway, and in the spring of 1884 a private capitalist purposes establishing a regular coach service for transport of passengers and baggage between Rush Lake Station and the South Saskatchewan, whence a steamer will convey them to Saskatoon.

FREE HOMESTEADS.

Like every other part of the Canadian North-West, the Temperance Colony is divided by Government survey into "townships" six miles square, which again are subdivided into sections a mile square—each alternate section is generously thrown open for homesteading or "free entry" upon the following easy conditions:—(1) Payment of a nominal fee of 10 dollars (£2 1s. 8d.), which goes to the Government

to cover the cost of survey, documents, &c. (2). Compliance with the clauses which provide for the perpetual exclusion of strong drink as a beverage. (3). Residence upon the land for 3 years for not less than 6 months in each year. (4). Cultivation of the land to a reasonable extent, but settlers are not bound to put any specified quantity under crop. The title to the free grant is given at the end of three years if the above conditions have been complied with. The persons eligible are:—Heads of families, widows, or single men of 18 years and upwards. A splendid freehold farm may thus be obtained at a very trifling cost; and, as the number for disposal is limited, and will be allotted strictly according to priority of application, those who are inclined to embrace the present opportunity of providing themselves and their families with a fine estate, are advised to communicate at once with an Agent of the Society.

PURCHASED LANDS.

Each homestead settler has the privilege of being able to purchase additional land in close proximity to his free grant on highly favourable terms. Prices range from 3 dollars (12s. 6d.) to 8 dollars (33s. 4d.) per acre, each quarter section being separately valued in conformity with two standards (1) the official Government survey, and (2) an independent examination made on behalf of the Society by two qualified agriculturists. It will be seen that the average price of land in the Temperance Colony is less than the yearly rent even of an inferior farm in England or Scotland. But the natural

fertility of the soil is so much greater that a single crop of wheat will pay the purchase money three times over, even reckoning the land at 8 dollars per acre. Some people will be disposed to question this, but the proof is easily stated. An acre of land in the Temperance Colony will produce at the very lowest computation 30 bushels of splendid wheat, which at only 80 cents. (about 3/6) per bushel will realize exactly 24 dollars to the acre, or thrice the highest cost of land. To meet the case of persons with only a moderate amount of capital, payment for land may be made 10% on application, and the balance in nine annual instalments. The unpaid balance is a debt due to the Society, and carries interest at the rate of 6½% per annum:

CAPITAL REQUIRED.

Upon this point it is impossible to lay down any exact rule; so much depends upon the capacity of each individual settler for making the best of his novel surroundings. In the following figures, which have been arrived at by comparison of a large number of estimates prepared for the writer by practical prairie farmers, care has been taken to include everything really necessary to success. The main requisites for beginning life on a prairie farm are (1) Stock: A yoke of oxen and a cow. (2) Implements: waggon, plough, harrow, spade, axe, scythe. (3) Furniture: tent, bedstead and stove. (4) Provisions for one year or their equivalent in cash. The foregoing can be purchased for £140, so that, allowing a margin for contingencies, if a

man has £150 on reaching Moose Jaw, he lacks nothing essential to success. Many men succeed with far less. As Mr. James Hamilton, one of the earliest and most prosperous settlers in the Colony, says: "I know of men who came here with little more than a yoke of cattle and a plough, who are making more money than they would on a well-stocked farm in Ontario." By the combination of two or more settlers, the amount of capital required may be materially reduced. Four young men, for example, by taking up a homestead apiece, would acquire a compact farm of 640 acres; and if between them the four could muster £150, after paying the fare to Moose Jaw, their speedy success would be a matter not of conjecture but of certainty.

TESTIMONIES OF SETTLERS.

The following are a few of the expressions of opinion given to the writer during his visit to the Colony in the autumn of 1883:—

R. W. DULMAGE came to the Colony in June 1883. Was then in indifferent health, but is now completely restored. Believes that better crops of wheat, barley, oats, and every kind of vegetable can be grown here than in any part of Ontario. Desired the writer to enter upon his note-book that this was his deliberate conviction, "and no gas work about it." "In fact," said Mr. Dulmage, with evident sincerity, "If I had an income of ten thousand dollars a year, and never needed to do another day's work, I would

rather live in the Temperance Colony than in any place I know of."

JAMES HAMILTON sowed wheat about the first week of June, on first breaking, and reaped an excellent crop, quite equal to the average in Ontario, where he has been farming all his life. To test the capabilities of the soil, sowed wheat, oats, barley, peas, beans, turnips, cabbages, carrots, potatoes, onions, beet, cucumber, and melons, all of which did well. Has built a large house and turf stable, and backset over 60 acres of land ready for seeding next spring; says prospects brighten every day, and if this is not one of the finest colonies in the North-West, it will be the fault of the settlers themselves.

CHARLES AND GEORGE GARRISON like the Colony, and mean to make it their permanent home. The latter has travelled extensively through the Canadian North-West, and says the farming lands of the Temperance Colony are the best he has seen. The writer's personal observations lead him fully to concur in this opinion.

PETER LATHAM, a grand example of colonial pluck and perseverance, came to the Colony about the middle of May, and since then, with the help of three sons, true chips of the old block (the eldest not more than 17 or 18 years of age), has cut and carried 25 tons of hay, sunk a well 15 feet deep, which, as the writer can testify, produces abundance of delicious water, built a large stable, used meanwhile to live in while his house is in course of erection, dug the cellar of the house 7 feet deep, broken and backset 75 acres of land in readi-

ness for spring tillage, and raised enough grain on first breaking to sow the whole 75 acres, besides vegetables for home consumption, and oats for the winter feed of his horses. His wheat was sown on May 24th, and harvested on September 10th. Oats were sown and potatoes planted on June 20th, and on September 20th, when the writer saw them, were fully ripe. In reply to a question about his health, he said, "I was for 12 years a gardener in Ontario, and on account of spending so much time in conservatories, became subject to rheumatism, have been three weeks together unable to stir; but since coming here, my health has gradually improved, and now my old complaint does not trouble me at all."

R. T. RICHARDSON, late of Torquay, Devonshire, says, "I have received every kindness from Mr. John N. Lake (Chief Land Commissioner), and all the officials, and they will show the same to anyone coming out from the old country. This is a fine country, and a splendid climate, and plenty of room for more people. I am sure anyone coming out here, if they are minded to put their shoulder to the wheel, and overcome the difficulties that are at first before every new settler, cannot fail to succeed. Those who came out early in the spring, and only had time to break the ground, are growing good crops, and are well satisfied with the land."

Similar testimony might be multiplied to an almost indefinite extent, but want of space prevents further citations from being made.

SASKATOON.

The site of the future metropolis has been chosen with admirable skill and judgment. All who have seen it agree that a finer site for a large city does not exist in the Canadian North-West. The bold bluff on which it stands slopes gently upwards from the river, which is here about 1200 feet wide, and 5 to 15 feet deep. The bottom is stony, and the water so beautifully clear that even in its deepest part, the fish, which teem in the river, can be plainly seen. The banks are richly wooded, and in one place alongside the river is a natural park 40 acres in extent, with trees 18 and 20 inches in diameter. The Society have appropriated this, free of all cost to settlers, as a place of public recreation. There is plenty of good building stone in the vicinity, with sand and lime at a convenient distance. Brick clay of very superior quality is also close at hand, and an energetic Yorkshireman, Grierson by name, intimated to the writer his intention of taking up a machine in the spring of 1884, and going to work on the manufacture of bricks. Nine stone houses are in course of erection, and a number of good frame houses have already been built. Mills for sawing, planing and grinding will be among the earliest undertakings of the spring. With its unrivalled situation and surroundings Saskatoon is destined to become a flourishing city at a comparatively early date, and to afford another illustration of the rapid yet healthy civic growth which has already produced so many prosperous municipalities in the Canadian North-West.

TOWN LOTS.

The city is laid out for building with consummate skill, the plans having been drawn up by Mr. John N. Lake (Chief Land Commissioner) whose good taste and large experience in the management of real estate have produced the best results. The streets are of ample width, and cross one another at right angles, and, in accordance with the convenient usage in the United States, are numbered instead of being named. Each building lot measures 25 feet frontage by 140 feet in depth. The price is 60 dollars (£12 10s.) for ordinary lots, and 80 dollars (£16 13s. 4d.) for corner lots abutting on two streets. Persons taking up land, whether by homestead or purchase, are strongly advised to secure one or more lots in Saskatoon. The price at which they are offered is extremely low, and as a progressive investment, devoid altogether of anything like speculation, they afford a rare opportunity for the judicious employment of capital. Two facts of well-nigh incalculable importance to settlers in the Colony yet remain to be mentioned. There is uninterrupted water communication from Saskatoon by way of the Saskatchewan, Lake Winnipeg, and Red River, to Winnipeg itself; and when the Hudson's Bay route is opened up, Saskatoon and the Temperance Colony will be as near to Liverpool as Western Ontario is now. Few cities in the world can boast of a geographical position superior to that of Saskatoon, and those persons who invest in town lots at their present low prices will in all human probability reap a rich reward.

GENERAL ADVICE.

A few words of practical advice are offered in conclusion. The writer, while unwilling to accept the responsibility of advising particular persons to "pull up stakes" and turn their faces towards the land of the setting sun, can conscientiously declare his conviction that every individual who goes to the North-West of Canada with a moderate amount of capital, and an average degree of ability is absolutely certain to succeed. His honest conviction is, moreover, that the Temperance Colony is the very best place to settle in, and to those who, after reading this Pamphlet, are of the same opinion he offers the following words of counsel:—

- (1) The early spring is the best time to emigrate. Leave Liverpool about the middle of April, and you will reach the Colony in time to reap a partial crop the first year.
- (2) Locate your land before leaving home. By doing so you will save trouble and expense alike to yourself and the Society. The General Agents (Mr. Telfer, of Barnstaple, and Mr. Calder, of Dundee) have certain choice sections for sale, which can be obtained from no one else.
- (3) Be sure and book right through to Moose Jaw station, Canadian Pacific Railway. On arrival there apply to Mr. B. W. Clarke, the Society's agent at Moose Jaw, for instructions how to proceed.
- (4) Do not burden yourself with a lot of useless baggage, the freight on which will amount to more than its value.

(5) The greatest mistake of all is to take agricultural implements or stock. These can be bought either at Winnipeg or Moose Jaw.

(6) The right kind of baggage to take is clothing and bedding (the more in reason the better) and light articles of furniture, but nothing that is liable to break. A good shot gun will be found a useful companion on the prairie.

(7) Above all things have your boxes strong and well corded, but not covered with canvas, &c., because of having to open them for custom examination at Quebec.

(8) Buy no horses if your means are limited, and your knowledge of the country small. Oxen are cheaper and better than horses for the first year's rough ploughing on a prairie farm.

(9) Preserve this Pamphlet for future reference. If you go to the Colony take it with you, and you will find that all its statements are substantially correct.

THE TEMPERANCE COLONIZATION SOCIETY.

(LIMITED).

Incorporated 14th March, 1882.

Capital: £400,000, in Shares of £20 each.

HEAD OFFICE—
114, KING ST. WEST, TORONTO, CANADA.

President—

GEORGE MACLEAN ROSE, TORONTO.

Manager—

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Agent in England—

JOHN HOW TELFER, BARNSTAPLE, N. DEVON.

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THE Object of the Society is to colonize 2,000,000 Acres of choice Agricultural Land in the beautiful and fertile valley of the South Saskatchewan River, Canadian North-West Territory. Read this Pamphlet, and apply as above for further information, or to

DISTRICT AGENT.

